

# **CONDUCT ON PREMISES ORDINANCE**

**2013 REVIEW**

# OVERVIEW

## **Team**

- Police Department
- Regulatory Services
- Hennepin County
- City Attorney

**Reviewed / Analyzed Ordinance Language and Process Improvements**

**Measures and Metrics**

**Best Practices**

**Gaps and Opportunities Analysis**

**Recommendations**

- Ordinance
- Process
- Coordination

# BACKGROUND

**Established 1991 - Rental Licensing Standards**

## **Seven Categories of Activity**

- Drugs
- Weapons
- Prostitution
- Gambling
- Alcohol
- Noisy Assembly
- Disorderly Conduct

# **BACKGROUND**

- **Management Plan Primary Compliance Tool**
- **Revocation of Rental License**
- **Managed by Minneapolis Police Department with cooperation from Regulatory**

# **PROCESS / ORDINANCE IMPROVEMENTS**

- **Centralized Responsibility for Conduct Ordinance**
- **Automated Data and Analysis**
- **Standardized the Use and Review of Management Plans**
- **Expanded the use of Email Alerts to owners**
- **Expanded the Requirement for 1<sup>st</sup> Conduct Notices**
- **“2 Strikes” Ordinance = loss of all licenses**

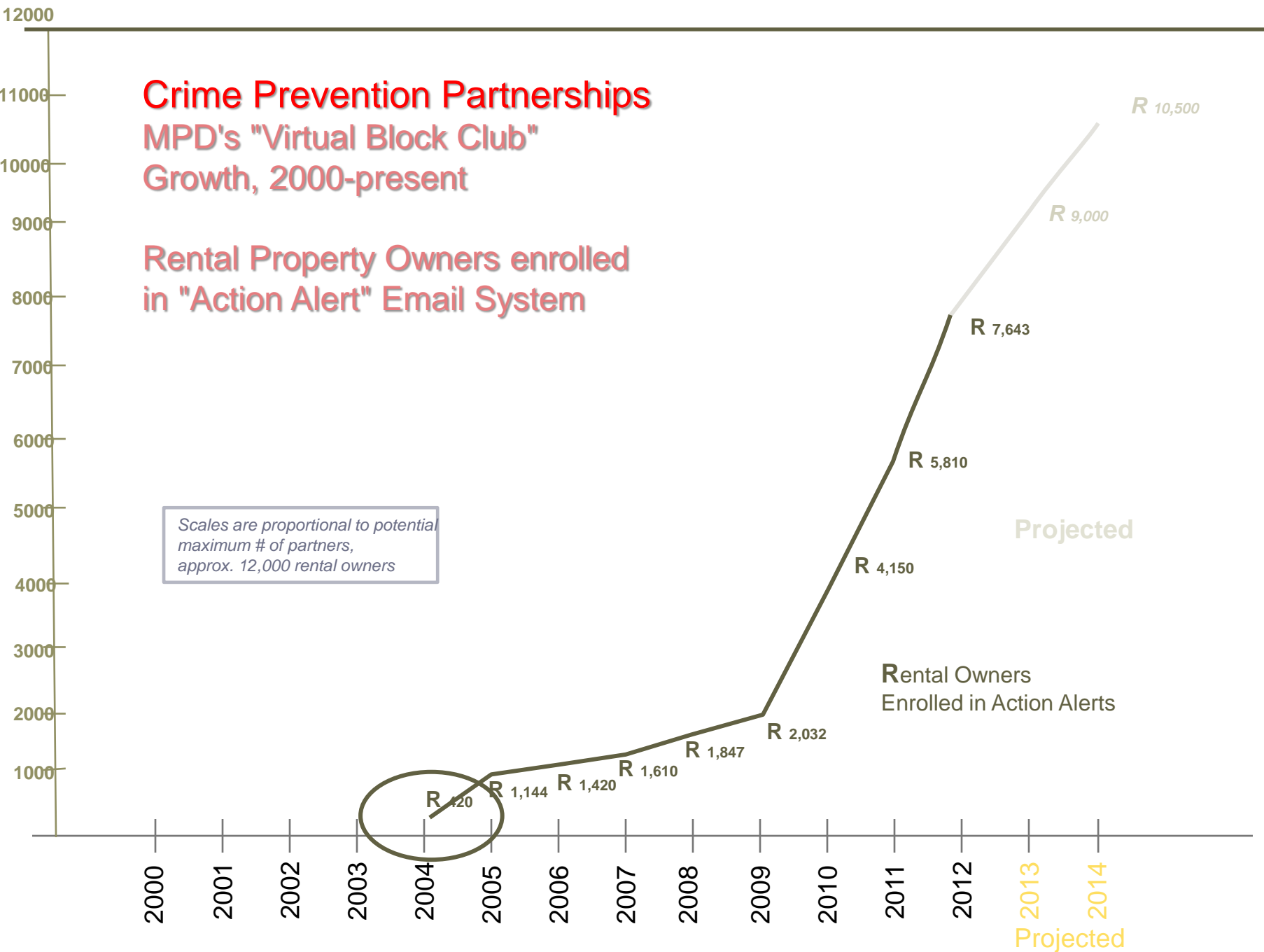
# **METRIC HIGHLIGHTS**

- **34% Drop in Cases That Qualify for First Conduct on Premises Letters since 2002**
- **Increase in number of Required Management Plan (2009 Ordinance Change) from 51 in 2000 to 174 in 2012**
- **Significant Decline in Use of Conduct as Basis for Revocation Action From High of 10 in 2009 to Zero in 2012**
- **Increase in Educational Programing**
- **Increase in Outreach to Rental Property Owners and Block Club Activity**
- **Increase in over-all Revocations Due to Other Issues**

# Crime Prevention Partnerships MPD's "Virtual Block Club" Growth, 2000-present

## Rental Property Owners enrolled in "Action Alert" Email System

Scales are proportional to potential  
maximum # of partners,  
approx. 12,000 rental owners



# Crime Prevention Partnerships

## Blocks Organized, Citywide 2000-present

Scales are proportional to potential  
maximum # of partners  
Blocks = 3,700  
Rental owners = approx. 12,000

Block Leaders-Est.

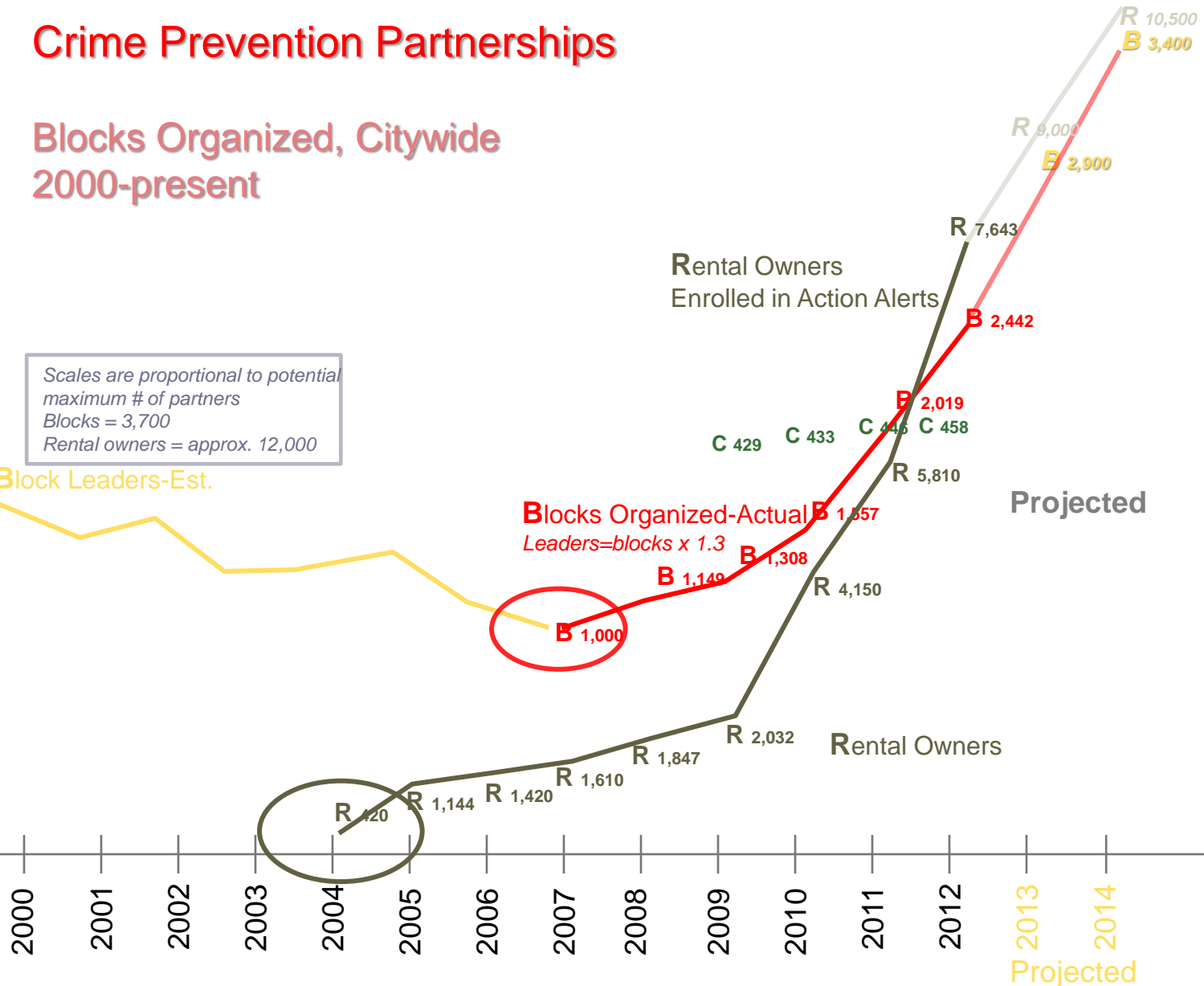
Blocks Organized-Actual  
Leaders=blocks x 1.3

Rental Owners  
Enrolled in Action Alerts

Rental Owners

Projected

Projected

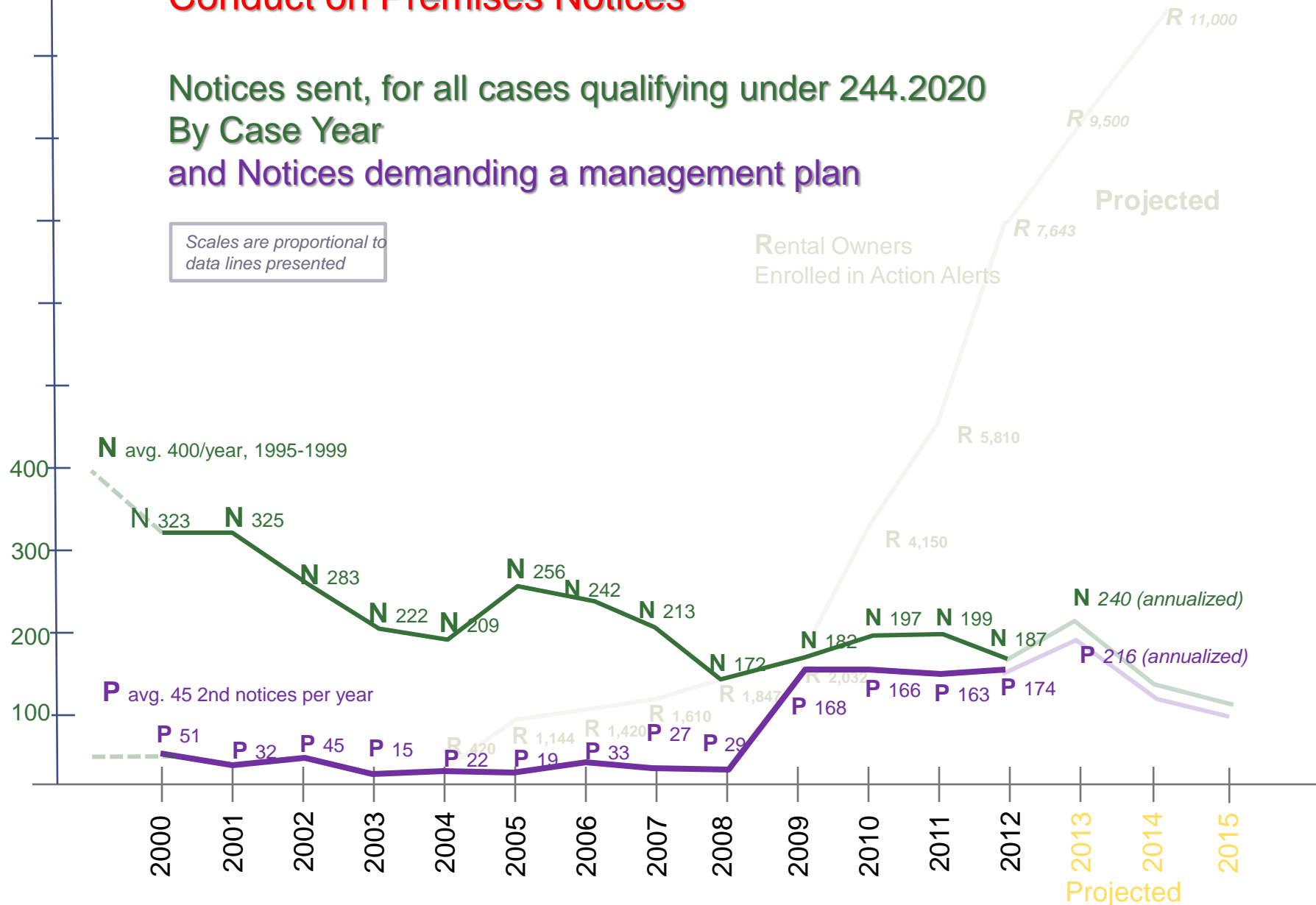


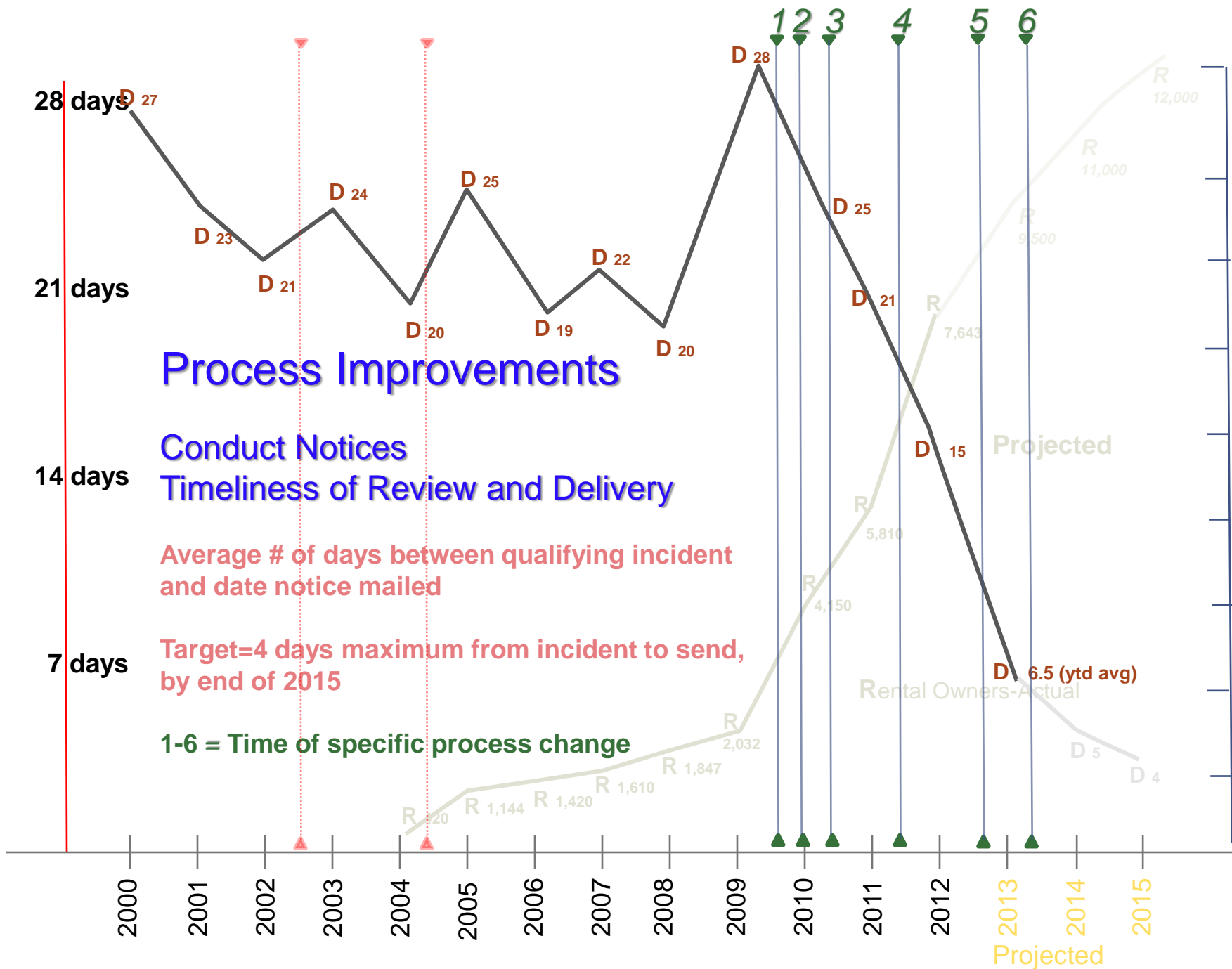


## Conduct on Premises Notices

Notices sent, for all cases qualifying under 244.2020  
By Case Year  
and Notices demanding a management plan

Scales are proportional to  
data lines presented

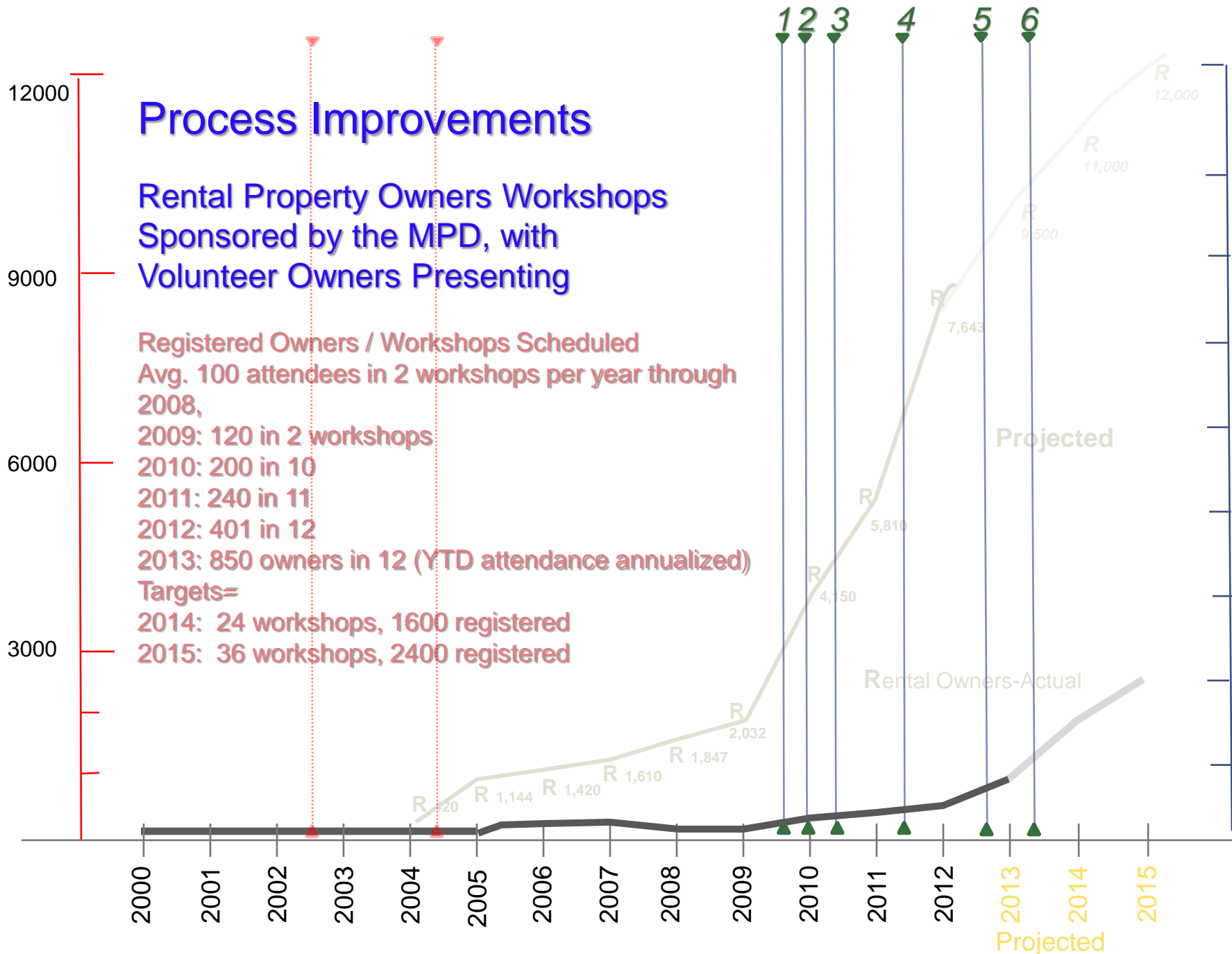




# Process Improvements

## Rental Property Owners Workshops Sponsored by the MPD, with Volunteer Owners Presenting

Registered Owners / Workshops Scheduled  
Avg. 100 attendees in 2 workshops per year through  
2008,  
2009: 120 in 2 workshops  
2010: 200 in 10  
2011: 240 in 11  
2012: 401 in 12  
2013: 850 owners in 12 (YTD attendance annualized)  
Targets=  
2014: 24 workshops, 1600 registered  
2015: 36 workshops, 2400 registered

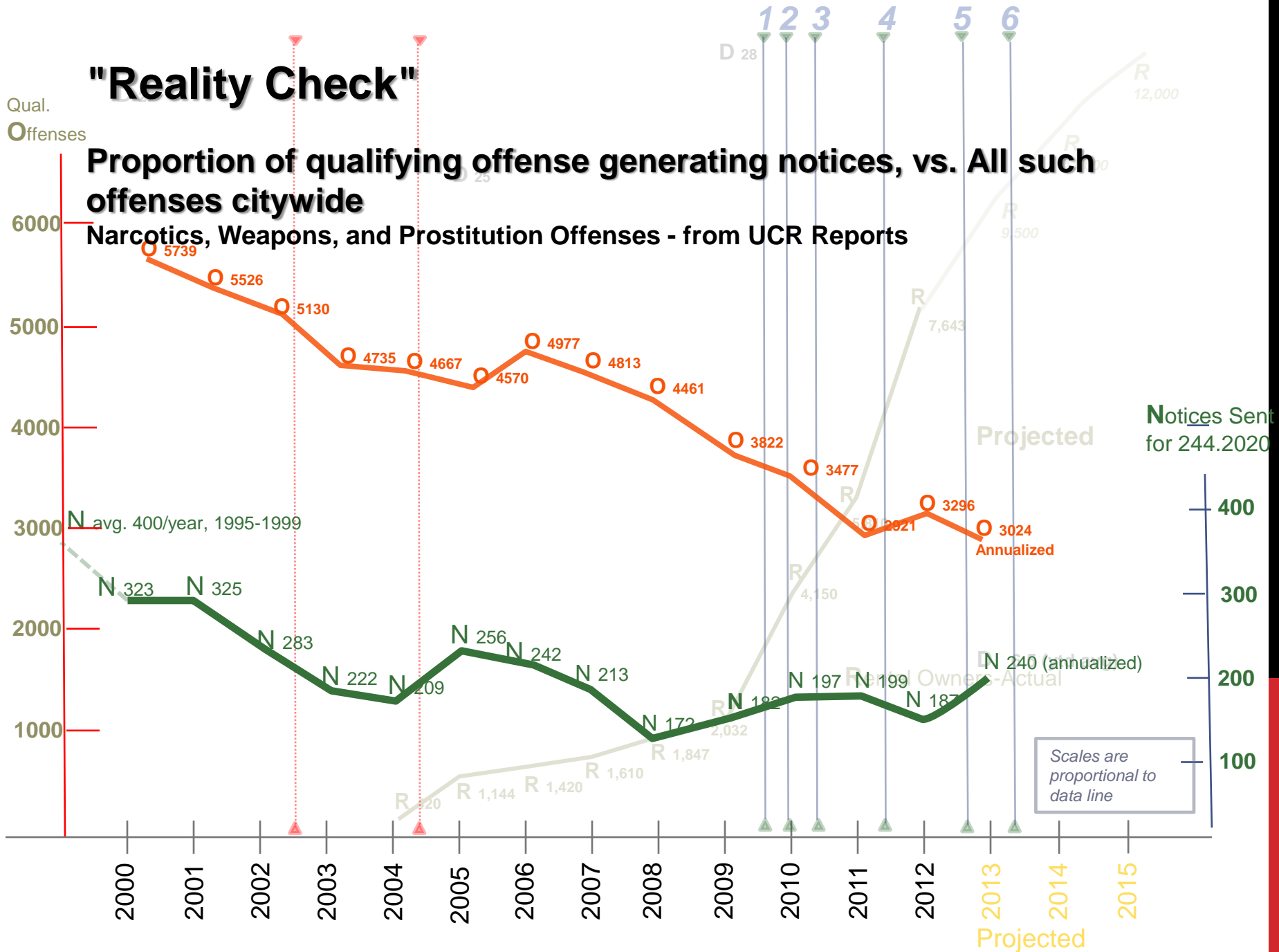


# "Reality Check"

Qual.  
Offenses

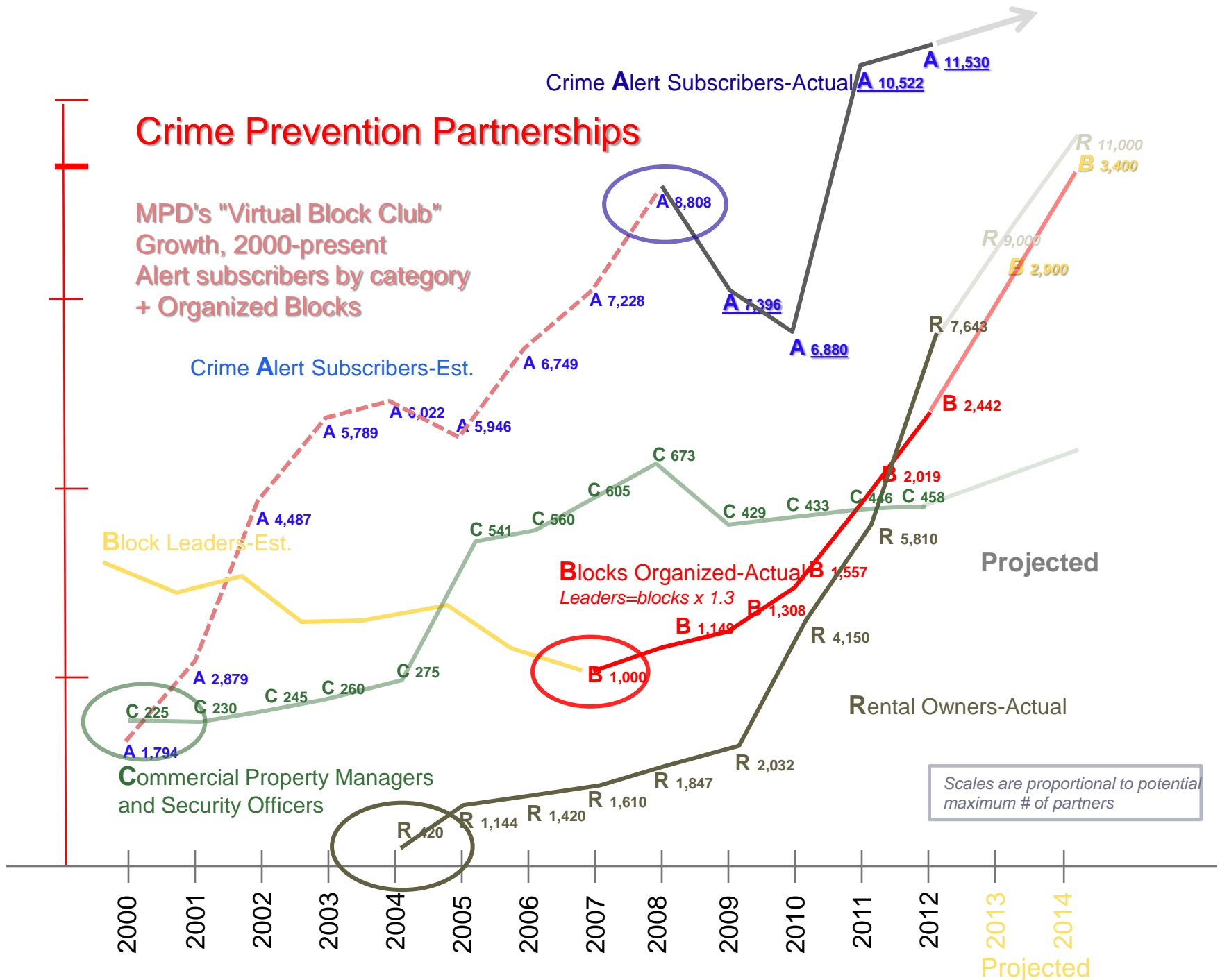
**Proportion of qualifying offense generating notices, vs. All such offenses citywide**

**Narcotics, Weapons, and Prostitution Offenses - from UCR Reports**



# Crime Prevention Partnerships

MPD's "Virtual Block Club"  
Growth, 2000-present  
Alert subscribers by category  
+ Organized Blocks



# **BEST PRACTICES RESEARCH**

## **Mandatory Training for all Rental Property Owners**

- Robbinsdale
- Brooklyn Park

## **Mandatory Crime Free Lease Addendums (with audits)**

- St. Louis Park
- Robbinsdale
- Rochester

## **Required Background Checks**

- Duluth

## **Penalties for Excessive Use for Some Nuisance Activities**

- Duluth
- Robbinsdale
- St. Paul

# **GAPS AND OPPORTUNITIES**

## **Use of Disorderly Conduct (number 7)**

- Restrictive
- Difficult to document valid calls
- Complicated to extract evidence from 911 calls

## **Data Sharing**

- Program managed by MPD with stand alone data
- KIVA / Rental Licensing not integrated

## **Management Plan Tool**

- Only 3 of the 7 qualifying events require a management plan after the first letter
- Inconsistent submittal of management plans

# **GAPS AND OPPORTUNITIES**

## **Education and Outreach**

- Owners not required to attend workshop until second notice
- First owners not aware of Resources and Tools

## **Link Management Plan Requirement with Conditions Amendment**

- New amendment governing conditions on a RLIC not specifically tied to violation of 244.2020

## **Management Plans and Enforcement Attached to Properties and Not Owners**



# RECOMMENDATIONS

## Possible Ordinance Changes

1. **Amend Conduct on licensed premises subsection 7:**
  - Reduce the threshold defined for disorderly offenses to trigger a COP notices
2. **Increase the period from 18 to 24 months, for 1-6 unit buildings, before actions can be taken after the second COP letter is issued.**
3. **\$500 fine for failure to submit Management Plan within deadline or who fail to comply with Management Plan requirements**

# RECOMMENDATIONS

## Possible Ordinance Changes

4. **Require a Management Plan after the first COP letter issuance, for all seven basic offense categories**
5. **Require a Management Plan as a condition of a rental license reinstatement application.**
6. **Require new owners with no rental license history to attend Rental License workshops**

# RECOMMENDATIONS

## Possible Ordinance Changes

7. **Require Rental License owners to attend the Rental License workshop after the issuance of the first COP**
8. **Explore feasibility of linking Notice for Conduct as a possible trigger for conditions on a Rental License.**
9. **Explore feasibility of issuing Conduct notices to an owner versus a property**

# **RECOMMENDATIONS**

## **Possible Procedural and Policy Changes**

- 1. Attach Management Plans to RLIC Records (KIVA)**
- 2. Reduce number of Noisy Party incidents from 3 to 2 for first letter**
- 3. Accelerate enrollment of owners in Alert – using 311**
- 4. Automate notification system for submittal and Implementation of Management Plans**

# **RECOMMENDATIONS**

## **Coordination and Collaborations**

- 1. Implement “Hot Spot” initiative between MPD and Regulatory Services PPU, Housing Inspections and County**
- 2. Continue to collaborate with Hennepin County – sending COP and Nuisance Statute Violation Letters**
- 3. Coordinate with Problem Properties Unit on tracking and review of management plans**
- 4. Coordinate with Regulatory Services on integrating management plans, where appropriate, into conditions for adverse licensing actions**

# NEXT STEPS

- **Continue to Meet and Review Ordinance Opportunities**
  - Return to REE July/Aug with changes (direction from Council)
- **Implement administrative procedures – where appropriate and with input by industry**